

CITY OF WELTON, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.37000	\$42,661	\$0	\$42,661	
2026-27	\$4.97961	\$43,514	\$0	\$43,514	2.0%
2027-28	\$5.01082	\$43,732	\$0	\$43,732	0.5%
2028-29	\$4.86348	\$44,606	\$0	\$44,606	2.0%
2029-30	\$4.88780	\$44,829	\$0	\$44,829	0.5%
2030-31	\$4.74033	\$45,726	\$0	\$45,726	2.0%
2031-32	\$4.76403	\$45,955	\$0	\$45,955	0.5%
2032-33	\$4.62234	\$46,874	\$0	\$46,874	2.0%
2033-34	\$4.64545	\$47,108	\$0	\$47,108	0.5%
2034-35	\$4.50917	\$48,050	\$0	\$48,050	2.0%
2035-36	\$4.53172	\$48,291	\$0	\$48,291	0.5%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$10,913,238	\$5,096,881	\$0	\$5,096,881
2026-27	\$9,699,983	\$8,738,451	\$0	\$8,738,451
2027-28	\$9,688,983	\$8,727,451	\$0	\$8,727,451
2028-29	\$10,133,228	\$9,171,696	\$0	\$9,171,696
2029-30	\$10,133,228	\$9,171,696	\$0	\$9,171,696
2030-31	\$10,607,702	\$9,646,170	\$0	\$9,646,170
2031-32	\$10,607,702	\$9,646,170	\$0	\$9,646,170
2032-33	\$11,102,226	\$10,140,694	\$0	\$10,140,694
2033-34	\$11,102,226	\$10,140,694	\$0	\$10,140,694
2034-35	\$11,617,656	\$10,656,124	\$0	\$10,656,124
2035-36	\$11,617,656	\$10,656,124	\$0	\$10,656,124

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.40%	-1.76%	73.65%	24.04%	0.00%	2.31%
2026-27	101.07%	-25.75%	75.31%	23.34%	0.00%	1.35%
2027-28	101.20%	-25.91%	75.28%	23.37%	0.00%	1.35%
2028-29	100.15%	-24.78%	75.37%	23.35%	0.00%	1.28%
2029-30	100.15%	-24.78%	75.37%	23.35%	0.00%	1.28%
2030-31	99.03%	-23.56%	75.47%	23.31%	0.00%	1.22%
2031-32	99.03%	-23.56%	75.47%	23.31%	0.00%	1.22%
2032-33	97.97%	-22.41%	75.56%	23.28%	0.00%	1.16%
2033-34	97.97%	-22.41%	75.56%	23.28%	0.00%	1.16%
2034-35	96.96%	-21.33%	75.63%	23.26%	0.00%	1.10%
2035-36	96.96%	-21.33%	75.63%	23.26%	0.00%	1.10%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WELTON, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$5,096,881	\$8.37000	\$42,661
2026-27	\$8,738,451	\$4.97961	\$43,514
2027-28	\$8,727,451	\$5.01082	\$43,732
2028-29	\$9,171,696	\$4.86348	\$44,606
2029-30	\$9,171,696	\$4.88780	\$44,829
2030-31	\$9,646,170	\$4.74033	\$45,726
2031-32	\$9,646,170	\$4.76403	\$45,955
2032-33	\$10,140,694	\$4.62234	\$46,874
2033-34	\$10,140,694	\$4.64545	\$47,108
2034-35	\$10,656,124	\$4.50917	\$48,050
2035-36	\$10,656,124	\$4.53172	\$48,291

CITY OF WELTON, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$5,096,881	\$8.37000	\$42,661
2026-27	\$5,235,042	\$8.37000	\$43,817
2027-28	\$5,317,911	\$8.37000	\$44,511
2028-29	\$5,504,051	\$8.10000	\$44,583
2029-30	\$5,591,254	\$8.10000	\$45,289
2030-31	\$5,786,969	\$8.10000	\$46,874
2031-32	\$5,878,721	\$8.10000	\$47,618
2032-33	\$6,084,500	\$8.10000	\$49,284
2033-34	\$6,181,054	\$8.10000	\$50,067
2034-35	\$6,397,421	\$8.10000	\$51,819
2035-36	\$6,499,015	\$8.10000	\$52,642

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$3,503,408	(\$3.39039)	-\$303
2027-28	\$3,409,540	(\$3.35918)	-\$779
2028-29	\$3,667,645	(\$3.23652)	\$24
2029-30	\$3,580,442	(\$3.21220)	-\$460
2030-31	\$3,859,201	(\$3.35967)	-\$1,148
2031-32	\$3,767,449	(\$3.33597)	-\$1,663
2032-33	\$4,056,194	(\$3.47766)	-\$2,411
2033-34	\$3,959,640	(\$3.45455)	-\$2,958
2034-35	\$4,258,702	(\$3.59083)	-\$3,769
2035-36	\$4,157,108	(\$3.56828)	-\$4,351

CITY OF WELTON, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$199	\$293	\$50,000	\$51,515	\$199	\$244	\$50,000	\$58,947	\$179	\$42	\$153	\$42	\$199	\$279
\$100,000	\$123,480	\$397	\$585	\$100,000	\$103,030	\$397	\$488	\$100,000	\$117,894	\$378	\$322	\$352	\$322	\$397	\$559
\$150,000	\$185,220	\$596	\$878	\$150,000	\$154,545	\$596	\$733	\$150,000	\$176,842	\$576	\$601	\$550	\$601	\$596	\$838
\$200,000	\$246,960	\$972	\$1,171	\$200,000	\$206,060	\$972	\$977	\$200,000	\$235,789	\$775	\$881	\$749	\$881	\$794	\$1,118
\$250,000	\$308,700	\$1,349	\$1,463	\$250,000	\$257,575	\$1,349	\$1,221	\$250,000	\$294,736	\$973	\$1,160	\$947	\$1,160	\$993	\$1,397
\$300,000	\$370,440	\$1,725	\$1,756	\$300,000	\$309,090	\$1,725	\$1,465	\$300,000	\$353,683	\$1,172	\$1,440	\$1,146	\$1,440	\$1,191	\$1,677
\$400,000	\$493,920	\$2,479	\$2,341	\$400,000	\$412,120	\$2,479	\$1,954	\$400,000	\$471,578	\$1,569	\$1,998	\$1,543	\$1,998	\$1,588	\$2,235
\$500,000	\$617,400	\$3,232	\$2,927	\$500,000	\$515,151	\$3,232	\$2,442	\$500,000	\$589,472	\$1,966	\$2,557	\$1,940	\$2,557	\$1,985	\$2,794
\$600,000	\$740,880	\$3,985	\$3,512	\$600,000	\$618,181	\$3,985	\$2,930	\$600,000	\$707,366	\$2,363	\$3,116	\$2,337	\$3,116	\$2,382	\$3,353
\$700,000	\$864,360	\$4,739	\$4,097	\$700,000	\$721,211	\$4,739	\$3,419	\$700,000	\$825,261	\$2,760	\$3,675	\$2,734	\$3,675	\$2,779	\$3,912
\$800,000	\$987,840	\$5,492	\$4,683	\$800,000	\$824,241	\$5,492	\$3,907	\$800,000	\$943,155	\$3,157	\$4,234	\$3,131	\$4,234	\$3,176	\$4,471
\$900,000	\$1,111,320	\$6,245	\$5,268	\$900,000	\$927,271	\$6,245	\$4,396	\$900,000	\$1,061,050	\$3,554	\$4,793	\$3,528	\$4,793	\$3,573	\$5,030
\$1,000,000	\$1,234,800	\$6,999	\$5,853	\$1,000,000	\$1,030,301	\$6,999	\$4,884	\$1,000,000	\$1,178,944	\$3,951	\$5,352	\$3,925	\$5,352	\$3,970	\$5,589
\$2,000,000	\$2,469,600	\$14,532	\$11,707	\$2,000,000	\$2,060,602	\$14,532	\$9,768	\$2,000,000	\$2,357,888	\$7,921	\$10,940	\$7,895	\$10,940	\$7,940	\$11,177
\$3,000,000	\$3,704,400	\$22,065	\$17,560	\$3,000,000	\$3,090,903	\$22,065	\$14,652	\$3,000,000	\$3,536,832	\$11,891	\$16,529	\$11,865	\$16,529	\$11,910	\$16,766
\$4,000,000	\$4,939,200	\$29,598	\$23,413	\$4,000,000	\$4,121,204	\$29,598	\$19,536	\$4,000,000	\$4,715,776	\$15,861	\$22,117	\$15,835	\$22,117	\$15,880	\$22,354
\$5,000,000	\$6,174,000	\$37,131	\$29,267	\$5,000,000	\$5,151,505	\$37,131	\$24,420	\$5,000,000	\$5,894,720	\$19,831	\$27,706	\$19,805	\$27,706	\$19,850	\$27,943
\$6,000,000	\$7,408,800	\$44,664	\$35,120	\$6,000,000	\$6,181,806	\$44,664	\$29,304	\$6,000,000	\$7,073,664	\$23,801	\$33,294	\$23,775	\$33,294	\$23,820	\$33,532
\$7,000,000	\$8,643,600	\$52,197	\$40,974	\$7,000,000	\$7,212,107	\$52,197	\$34,188	\$7,000,000	\$8,252,608	\$27,771	\$38,883	\$27,745	\$38,883	\$27,790	\$39,120
\$8,000,000	\$9,878,400	\$59,730	\$46,827	\$8,000,000	\$8,242,408	\$59,730	\$39,072	\$8,000,000	\$9,431,552	\$31,741	\$44,472	\$31,715	\$44,472	\$31,760	\$44,709
\$9,000,000	\$11,113,200	\$67,263	\$52,680	\$9,000,000	\$9,272,709	\$67,263	\$43,956	\$9,000,000	\$10,610,496	\$35,711	\$50,060	\$35,685	\$50,060	\$35,730	\$50,297
\$10,000,000	\$12,348,000	\$74,796	\$58,534	\$10,000,000	\$10,303,010	\$74,796	\$48,840	\$10,000,000	\$11,789,440	\$39,681	\$55,649	\$39,655	\$55,649	\$39,700	\$55,886
\$15,000,000	\$18,522,000	\$112,461	\$87,800	\$15,000,000	\$15,454,515	\$112,461	\$73,260	\$15,000,000	\$17,684,160	\$59,531	\$83,592	\$59,505	\$83,592	\$59,550	\$83,829
\$20,000,000	\$24,696,000	\$150,126	\$117,067	\$20,000,000	\$20,606,020	\$150,126	\$97,679	\$20,000,000	\$23,578,880	\$79,381	\$111,535	\$79,355	\$111,535	\$79,400	\$111,772
\$25,000,000	\$30,870,000	\$187,791	\$146,334	\$25,000,000	\$25,757,525	\$187,791	\$122,099	\$25,000,000	\$29,473,600	\$99,231	\$139,478	\$99,206	\$139,478	\$99,251	\$139,715
\$30,000,000	\$37,044,000	\$225,456	\$175,601	\$30,000,000	\$30,909,030	\$225,456	\$146,519	\$30,000,000	\$35,368,320	\$119,081	\$167,420	\$119,056	\$167,420	\$119,101	\$167,658
\$35,000,000	\$43,218,000	\$263,121	\$204,868	\$35,000,000	\$36,060,535	\$263,121	\$170,939	\$35,000,000	\$41,263,040	\$138,932	\$195,363	\$138,906	\$195,363	\$138,951	\$195,600
\$40,000,000	\$49,392,000	\$300,786	\$234,134	\$40,000,000	\$41,212,040	\$300,786	\$195,359	\$40,000,000	\$47,157,760	\$158,782	\$223,306	\$158,756	\$223,306	\$158,801	\$223,543
\$45,000,000	\$55,566,000	\$338,451	\$263,401	\$45,000,000	\$46,363,545	\$338,451	\$219,779	\$45,000,000	\$53,052,480	\$178,632	\$251,249	\$178,606	\$251,249	\$178,651	\$251,486
\$50,000,000	\$61,740,000	\$376,116	\$292,668	\$50,000,000	\$51,515,050	\$376,116	\$244,198	\$50,000,000	\$58,947,200	\$198,482	\$279,192	\$198,456	\$279,192	\$198,501	\$279,429

CITY OF WELTON, IOWA
Estimated Tax Bill - ACFGL Portion ONLY
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$94	47.44%	\$46	23.02%	(\$137)	(76.34%)	(\$111)	(72.36%)	\$81	40.77%
\$100,000	\$188	47.44%	\$91	23.02%	(\$56)	(14.80%)	(\$30)	(8.55%)	\$162	40.77%
\$150,000	\$283	47.44%	\$137	23.02%	\$25	4.34%	\$51	9.23%	\$243	40.77%
\$200,000	\$199	20.42%	\$5	0.48%	\$106	13.68%	\$132	17.59%	\$324	40.77%
\$250,000	\$115	8.49%	(\$128)	(9.48%)	\$187	19.20%	\$213	22.45%	\$405	40.77%
\$300,000	\$31	1.77%	(\$260)	(15.08%)	\$268	22.86%	\$294	25.62%	\$486	40.77%
\$400,000	(\$137)	(5.54%)	(\$525)	(21.19%)	\$430	27.39%	\$455	29.52%	\$647	40.77%
\$500,000	(\$305)	(9.45%)	(\$790)	(24.44%)	\$592	30.09%	\$617	31.82%	\$809	40.77%
\$600,000	(\$473)	(11.88%)	(\$1,055)	(26.47%)	\$753	31.89%	\$779	33.34%	\$971	40.77%
\$700,000	(\$641)	(13.53%)	(\$1,320)	(27.85%)	\$915	33.16%	\$941	34.42%	\$1,133	40.77%
\$800,000	(\$809)	(14.74%)	(\$1,585)	(28.86%)	\$1,077	34.12%	\$1,103	35.23%	\$1,295	40.77%
\$900,000	(\$977)	(15.65%)	(\$1,850)	(29.62%)	\$1,239	34.86%	\$1,265	35.85%	\$1,457	40.77%
\$1,000,000	(\$1,145)	(16.36%)	(\$2,115)	(30.21%)	\$1,401	35.46%	\$1,427	36.35%	\$1,619	40.77%
\$2,000,000	(\$2,825)	(19.44%)	(\$4,764)	(32.78%)	\$3,019	38.12%	\$3,045	38.57%	\$3,237	40.77%
\$3,000,000	(\$4,504)	(20.41%)	(\$7,413)	(33.60%)	\$4,638	39.00%	\$4,664	39.31%	\$4,856	40.77%
\$4,000,000	(\$6,184)	(20.89%)	(\$10,062)	(33.99%)	\$6,256	39.45%	\$6,282	39.67%	\$6,474	40.77%
\$5,000,000	(\$7,864)	(21.18%)	(\$12,711)	(34.23%)	\$7,875	39.71%	\$7,901	39.89%	\$8,093	40.77%
\$6,000,000	(\$9,543)	(21.37%)	(\$15,360)	(34.39%)	\$9,494	39.89%	\$9,519	40.04%	\$9,711	40.77%
\$7,000,000	(\$11,223)	(21.50%)	(\$18,009)	(34.50%)	\$11,112	40.01%	\$11,138	40.14%	\$11,330	40.77%
\$8,000,000	(\$12,903)	(21.60%)	(\$20,658)	(34.59%)	\$12,731	40.11%	\$12,757	40.22%	\$12,948	40.77%
\$9,000,000	(\$14,582)	(21.68%)	(\$23,307)	(34.65%)	\$14,349	40.18%	\$14,375	40.28%	\$14,567	40.77%
\$10,000,000	(\$16,262)	(21.74%)	(\$25,956)	(34.70%)	\$15,968	40.24%	\$15,994	40.33%	\$16,186	40.77%
\$15,000,000	(\$24,660)	(21.93%)	(\$39,201)	(34.86%)	\$24,061	40.42%	\$24,086	40.48%	\$24,278	40.77%
\$20,000,000	(\$33,058)	(22.02%)	(\$52,446)	(34.93%)	\$32,153	40.51%	\$32,179	40.55%	\$32,371	40.77%
\$25,000,000	(\$41,457)	(22.08%)	(\$65,691)	(34.98%)	\$40,246	40.56%	\$40,272	40.59%	\$40,464	40.77%
\$30,000,000	(\$49,855)	(22.11%)	(\$78,937)	(35.01%)	\$48,339	40.59%	\$48,365	40.62%	\$48,557	40.77%
\$35,000,000	(\$58,253)	(22.14%)	(\$92,182)	(35.03%)	\$56,432	40.62%	\$56,458	40.64%	\$56,650	40.77%
\$40,000,000	(\$66,651)	(22.16%)	(\$105,427)	(35.05%)	\$64,525	40.64%	\$64,550	40.66%	\$64,742	40.77%
\$45,000,000	(\$75,049)	(22.17%)	(\$118,672)	(35.06%)	\$72,617	40.65%	\$72,643	40.67%	\$72,835	40.77%
\$50,000,000	(\$83,448)	(22.19%)	(\$131,917)	(35.07%)	\$80,710	40.66%	\$80,736	40.68%	\$80,928	40.77%